141.A	0003	0001.0	1 of 1	Condominium	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 808,000 / 808,000
					USE VALUE: 808,000 / 808,000
					ASSESSED: 808,000 / 808,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
55		MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1:	DIAMOND ALICE B ETAL/TRUSTEES
Owner 2:	BOLL-DIAMOND REALTY TRUST
Owner 3:	
Street 1:	55 MT VERNON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DIAMOND ALICE B -
Owner 2:	BOLL HAROLD -
Street 1:	55 MT VERNON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2002, having primarily Clapboard Exterior and 1826 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	808,000			808,000
Total Card	0.000	808,000			808,000
Total Parcel	0.000	808,000			808,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 442.50 | /Parcel: 442.5

Legal Description

User Acct

240705

GIS Ref

GIS Ref

Insp Date

05/03/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 141.A-0003-0001.0

!14725!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	793,900	0	.		793,900	793,900	Year End Roll	12/18/2019
2019	102	FV	775,400	0	.		775,400	775,400	Year End Roll	1/3/2019
2018	102	FV	706,900	0	.		706,900	706,900	Year End Roll	12/20/2017
2017	102	FV	635,600	0	.		635,600	635,600	Year End Roll	1/3/2017
2016	102	FV	635,600	0	.		635,600	635,600	Year End	1/4/2016
2015	102	FV	609,900	0	.		609,900	609,900	Year End Roll	12/11/2014
2014	102	FV	581,100	0	.		581,100	581,100	Year End Roll	12/16/2013
2013	102	FV	581,100	0	.		581,100	581,100		12/13/2012

PRINT

Date	Time
12/11/20	04:32:30

LAST REV

Date	Time
05/03/18	15:22:21

danam

14725

USER DEFINED

Prior Id # 1:	90626
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DIAMOND ALICE B	68835-454		1/31/2017	Convenience	100	No	No		
LAZAR STEVEN R	51487-3		7/25/2008		647,000	No	No		
C & F REALTY CO	38996-48		4/30/2003		590,000	No	No		
C & F REALTY CO	37429-357		12/19/2002	Family		No	No		M DEED

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/1/2008	859	Manual	2,500					extend 5 existing

ACTIVITY INFORMATION

Date	Result	By	Name
5/3/2018	Measured	DGM	D Mann
9/25/2003	Data Entry	BR	B Rossignol
3/3/2003	Inspected	PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7501																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	8 - Condo TnHs.		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2002	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	5.1	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	5.1	%

CALC SUMMARY

Basic $ / SQ:	245.00
Size Adj.:	0.82858706
Const Adj.:	0.99989998
Adj $ / SQ:	202.984
Other Features:	67939
Grade Factor:	1.21
NBHD Inf:	1.35000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	851391
Depreciation:	43421
Depreciated Total:	807970

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	331.57
Special Features:	0	Val/Su Net:	234.88
Final Total:	808000	Val/Su SzAd	442.50

SKETCH

UnSketched SubAreas:
GLA: 1826,
BMT: 1224,
OFP: 390,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,826	202.980	370,648
BMT	Basement	1,224	60.900	74,536
OFP	Open Porch	390	20.730	8,084

Net Sketched Area:	3,440			Total:	453,268
Size Ad	1826	Gross Are	3440	FinArea	1826

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

141.A-0003-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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